



AGENDA
HAYWARD PLANNING COMMISSION
777 B STREET
Hayward, CA 94541-5007
Thursday, November 21, 2002

MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION:

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. Copies of reports are available from the Commission Secretary.

AGENDA

7:30 P.M. COUNCIL CHAMBERS REGULAR MEETING

ROLL CALL

SALUTE TO FLAG

PUBLIC COMMENT – NON AGENDA ITEMS *(The PUBLIC COMMENTS section provides an opportunity for citizens to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments under this section, but is prohibited by State law from discussing items not listed on the agenda. Your item will be taken under consideration and referred to staff.)*

PUBLIC HEARING

The following order of business applies to items considered as part of Public Hearings:

- *Staff Presentation*
- *Planning Commission Questions*
- *Public Input*
- *Planning Commission Discussion and Action*

1. **Use Permit No. PL-2002-0122 and Variance No. PL-2002-0291 – Mark Wagter & Nitsa Zuppas (Applicants/Owners)** – Request to Allow Live/Work Multi-Family Dwellings on the First Floor and a Variance to Allow Vehicles to Back Out (Forward Motion Required) of the Garage Onto “B” Street – The Property is Located at 628 B Street, Between Grand Street and BART, in the Central City-Commercial/”B” Street Special Design Streetcar (CC-C-SD-1) District
2. **Tentative Parcel Map 7990 Including Variances to Property Widths – Thai Tran (Applicant/Owner)** – Request to Subdivide Two Parcels, Approximately 18,000 ± Square Feet, into Three Residential Parcels, Each Approximately 6,000 Square Feet to Allow a Variance for the Reduction of Average Lot Widths – The Property is Located at 25209-25211 Soto Road on the Southwest Corner of Soto Road and Berry Avenue in a RSB6 (Single-Family Residential – 6,000 Square-Foot Minimum Lot Size) District



Assistance will be provided to persons requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons needing accommodation should contact Debbie Nelson 48 hours in advance of the meeting at (510) 583-4205, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

3. **Referral By The Planning Director: Administrative Use Permit No. PL-2002-0262 – Mark Thomas-Heart of the Bay Christian Center (Applicant/Owner) – Request to Convert an Existing Theater to a Religious Facility With Administrative Offices (Continued From 9/12/02) – The Property is Located at 24800 Hesperian Boulevard in a Neighborhood Commercial (CN) District**

ADDITIONAL MATTERS

3. Oral Report on Planning and Zoning Matters
4. Commissioners' Announcements, Referrals

APPROVAL OF MINUTES

- November 7, 2002

ADJOURNMENT

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. **PLEASE TAKE FURTHER NOTICE** that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.